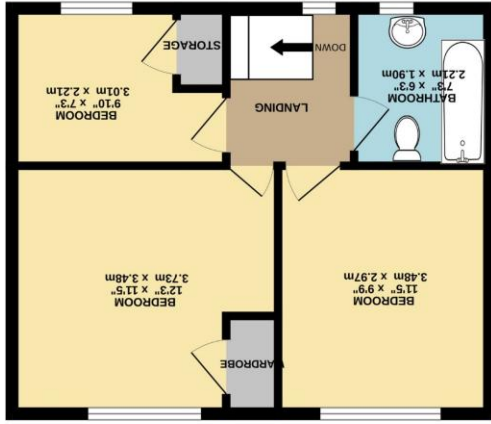


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

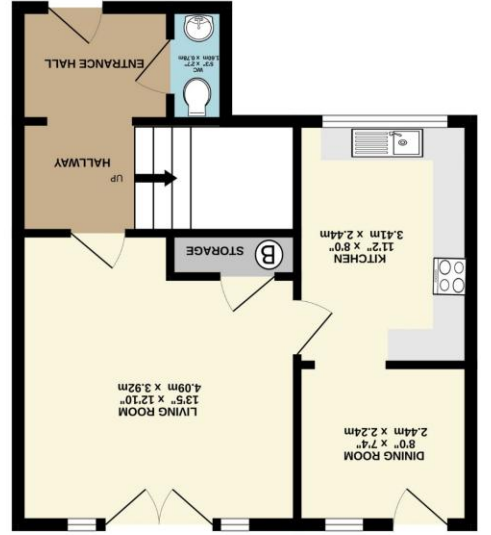
Score	Energy rating	Potential
1-20	G	
21-38	F	
39-54	E	
55-68	D	68 D
69-80	C	
81-91	B	
92+	A	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metropix 5/2026



1ST FLOOR (38.1 sq.m.) approx.



GROUND FLOOR (40.6 sq.m.) approx.





ASKING PRICE £350,000

A SUPERB, CONTEMPORARY THREE BEDROOM MODERN TERRACE home with BRIGHT AND SPACIOUS accommodation throughout and SOUTHERLY FACING GARDEN, located within striking distance to Withington & Didsbury villages with their variety of independent shops, bars and restaurants, as well as being close to many highly regarded schools. Offered for sale with NO ONWARD CHAIN. Approx. 847 Sq.Ft

The property consists of a spacious entrance hallway with WC and stairs rising to the first floor. There is a bright and airy living room with patio doors providing access to the garden and bathing the room with natural light.

The living room leads through to the kitchen, which is fitted with a selection of contemporary units with both integrated appliances and space for freestanding appliances. An opening leads through to the dining area, which could also be used as a utility room – also with access to the private garden.

Stairs from the hallway rise to the first floor; occupied by two generously proportioned double bedrooms and a single bedroom, all served by a contemporary three piece bathroom.

The property is approached via a long driveway, running alongside an area of garden frontage. To the rear is the enclosed private garden, mainly laid to lawn with a flagstone patio - providing the perfect spot for outdoor dining in the warmer months.

Approx. 847 Sq Ft
Council Tax Band: A
Freehold

*"A Superb Contemporary
Modern Terrace"*

